

Alternative Contracting in Major Project Delivery

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Office of Innovative Delivery

Georgia Transportation Partnership in Construction

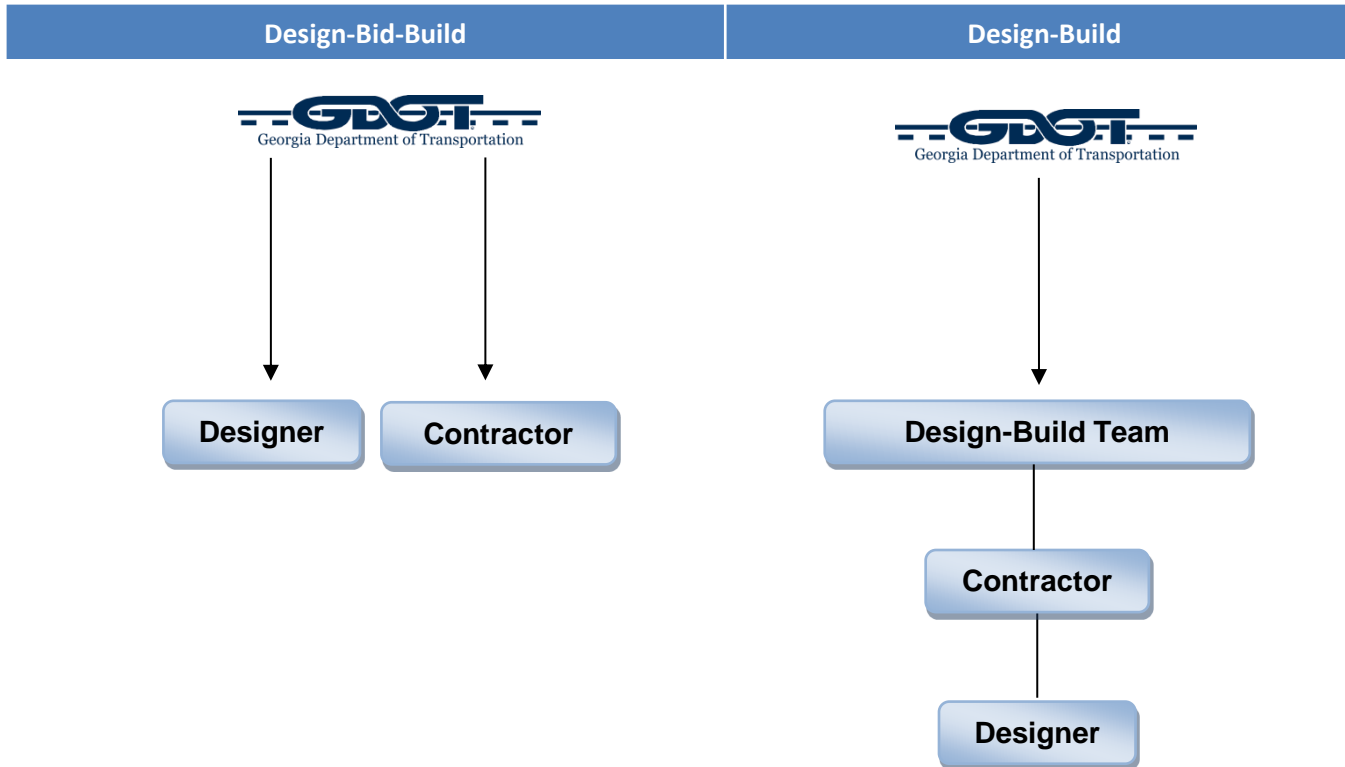
Delivering Major Mobility Projects

INNOVATIVE DELIVERY

GDOT Innovative Delivery History

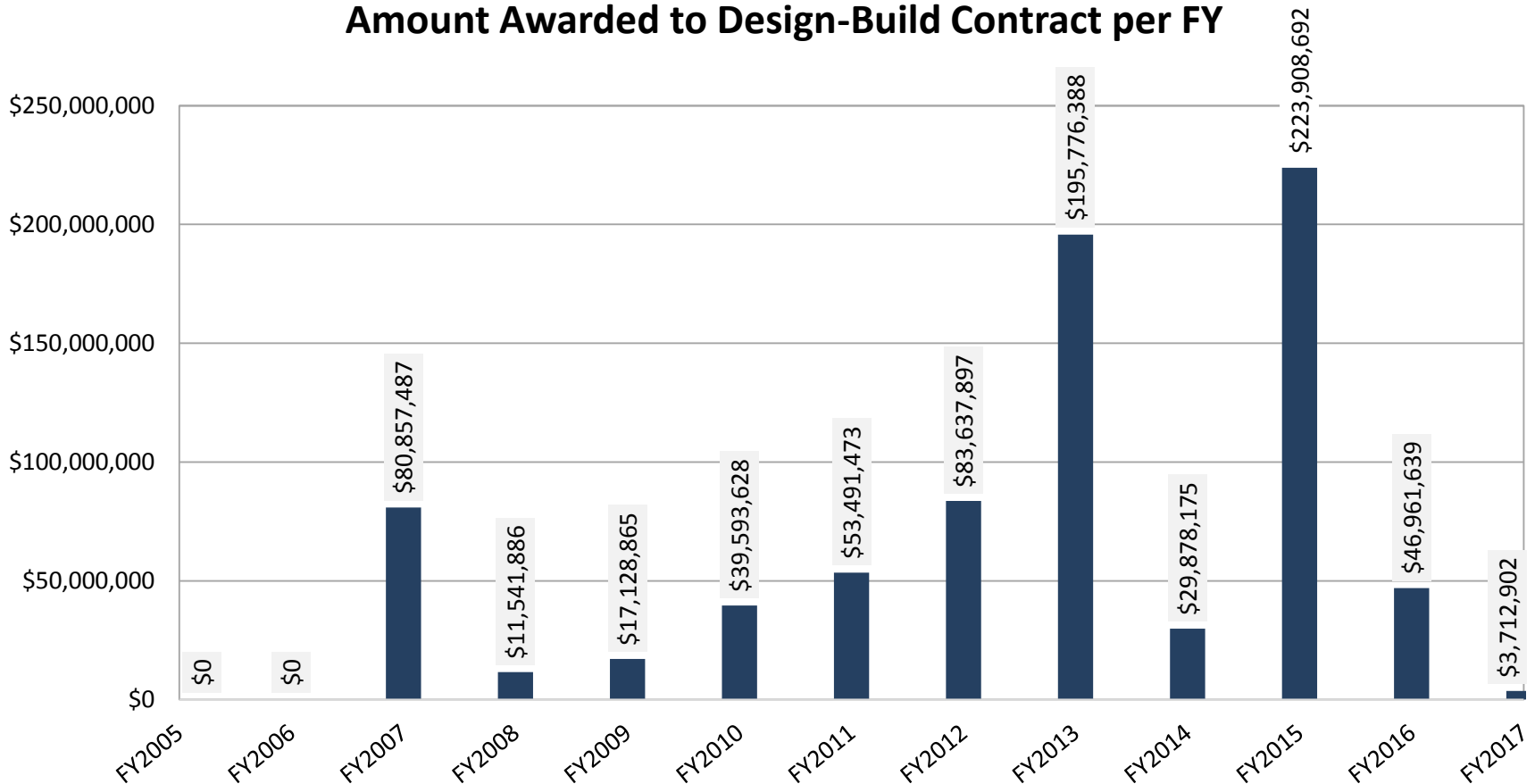
- 1998 – Present, Design-Build
 - Low bid
- 2003 – Present, P3
 - Unsolicited Projects - Challenges
- Through 2015
 - \$1 billion DB projects delivered
 - DB has evolved – low bid to best value
 - Design-Build-Finance – NWC and 285/400 I/C

DBB vs DB Organization



Amount Awarded for Design-Build

**Georgia Department of Transportation
Amount Awarded to Design-Build Contract per FY**



Innovative Delivery Highlights



I-75 – Northwest Corridor Express Lanes



I-285/SR 400 Interchange



Safe Routes to Schools



SR 47 at Little River Bridge Replacement



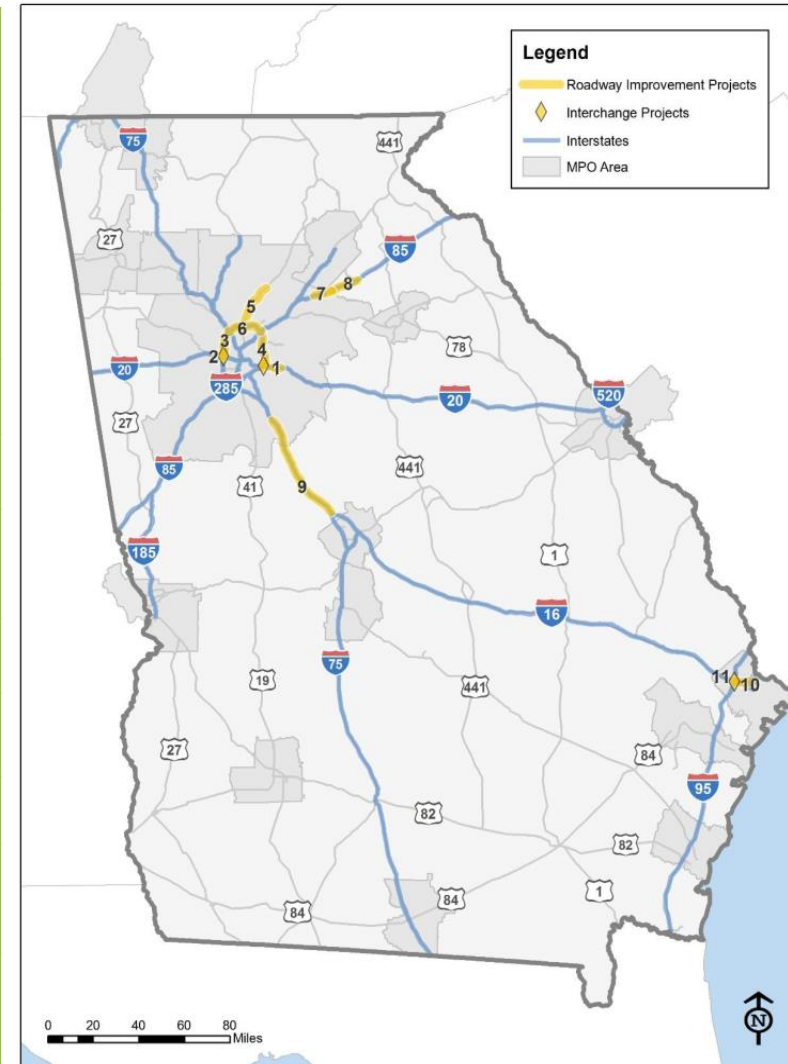
SR 316 at Walther Boulevard Grade Separation

Design Build and P3 Projects

MAJOR MOBILITY INVESTMENT PROGRAM

MMIP Proposed Projects

Roadway Improvement Projects		Total Project \$ Estimate (Millions)
1	I-285/I-20 East Interchange	\$475
2	I-285/I-20 West Interchange	\$790
3	I-285 West Wall Express Lanes, I-20 to I-75	\$655
4	I-285 East Wall Express Lanes, I-85 to I-20	\$580
5	SR 400 Express Lanes; I-285 to McGinnis Ferry Road	\$1,800
6	Revive 285, Express Lanes I-75 to I-85	\$4,200
7	I-85 North Widening; Hamilton Mill to SR 211	\$135
8	I-85 North Widening; SR 211 to US 129	\$305
9	I-75 NB Truck Lanes; SR 155 (McDonough) to I-475	\$1800
10 & 11	I-16/I-95 and I-16 Interchange I-16 Widening; I-95 to I-516	\$315



Estimates are escalated to YOE and do not include financing

MMIP Delivery Schedule

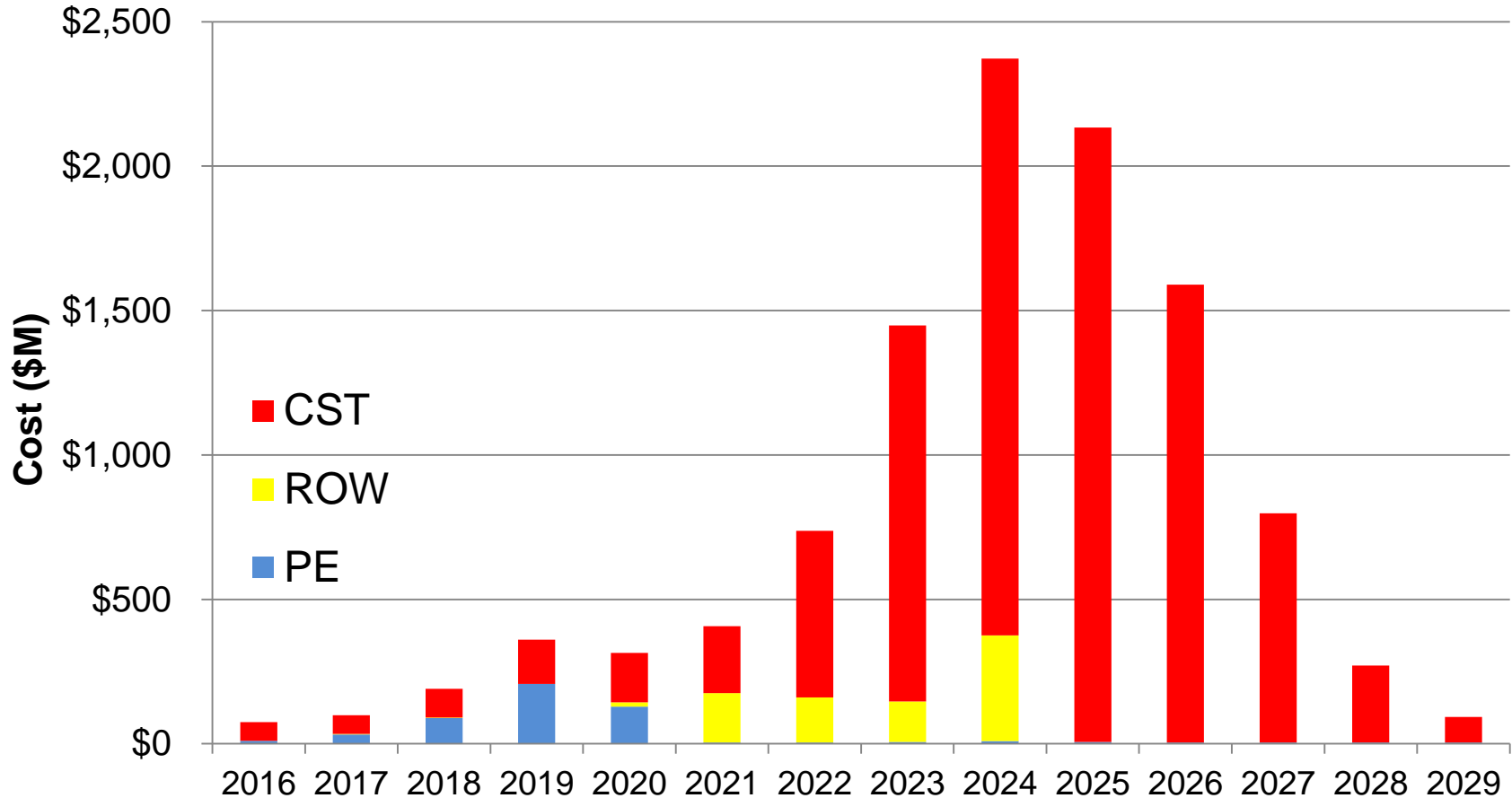
MMIP Program Schedule: Scenario E [Aug. 2016]

PI Number	Project	Phase	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
0012757 & 0012758	I-16 / I-95	PE													
		ROW													
		CST													
110610-	I-85 610	PE													
		ROW													
		CST													
0013545	I-85 13545	PE													
		ROW													
		CST													
0001757	SR 400	PE													
		ROW													
		CST													
0001758	Revive 285	PE													
		ROW													
		CST													
0013914	I-285 East Wall	PE													
		ROW													
		CST													
0013917	I-285 West Wall	PE													
		ROW													
		CST													
0013915	I-285 / I-20 East	PE													
		ROW													
		CST													
0013918	I-285 / I-20 West	PE													
		ROW													
		CST													
0014203	I-75 TL	PE													
		ROW													
		CST													

Schedule subject to change

Estimated OLD Program Expenditures*

Illustrative Example



*Estimated expenditures without financing (MMIP & DB/P3)



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ADDITIONAL DESIGN-BUILD PROJECTS

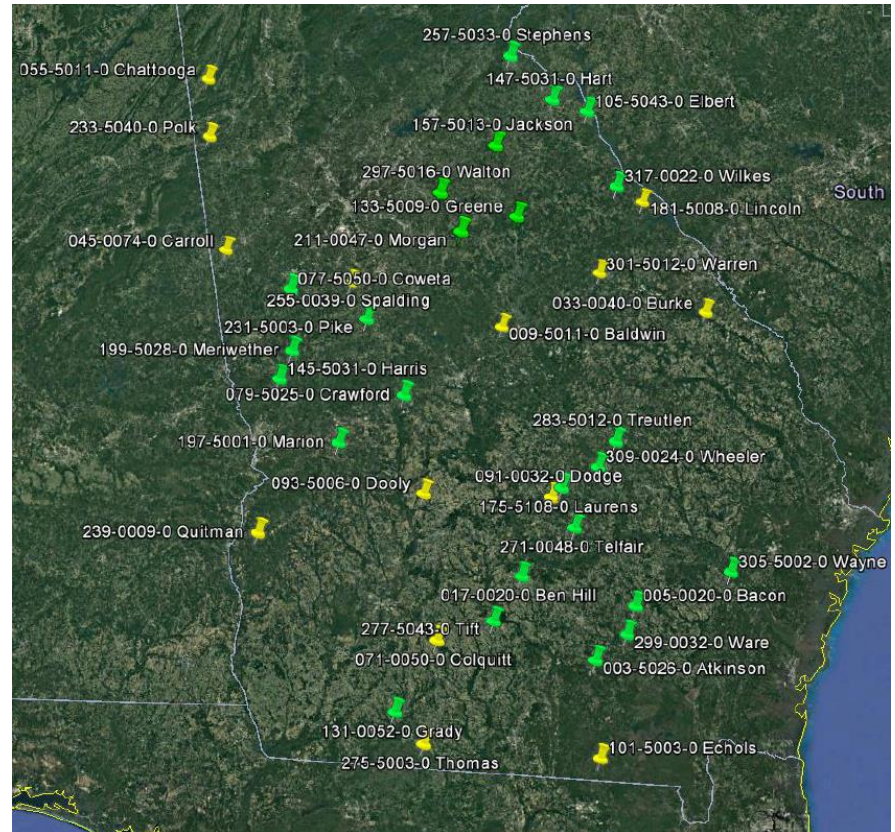
Design-Build Delivery

- Opportunities Posted on GDOT OID Webpage

Project	P.I. Number	County	Length (miles)	PNA Advertisement	RFQ Advertisement	RFP Advertisement	Letting	Anticipated Selection Method
<u>FY 17</u> Design-Build Bridge Replacement Projects	Various	Statewide	-	11/2/2016	2/3/2017	4/21/2017	6/16/2017	Two Phase Low Bid
I-85 Corridor Bridges	0015436	Jackson/ Franklin	-	11/2/2016	2/3/2017	4/21/2017	6/16/2017	Two Phase Low Bid
CS 1868/Courtland Street @ CSX RR/Marta/Decatur Street	752015-	Fulton	0.25	11/10/2016	1/20/2017	3/24/2017	7/21/2017	Best Value
I-85 Widening CR 134/Hamilton Mill Road to SR 211	110610-	Gwinnett Barrow	12.7	11/16/2016	3/24/2017	5/26/2017	9/15/2017	Best Value
Redwine Road & Starrs Mill School Complex Multi-Use Path	0012624	Fayette	1.0	Spring 2017	-	Summer 2017	Fall 2017	One Phase Low Bid
I-16 @ I-95 Interchange Reconstruction Incl I-16 Widening from I-95 to I-515	0012758	Chatham	7.5	Fall 2017	Winter 2018	Spring 2018	Summer 2018	Best Value
	0012757							
I-20 @ Savannah River Bridge	210327-	Richmond	1.8	TBD	TBD	TBD	TBD	Best Value
SR 53 WB @ Chattahoochee River	0010212	Hall	0.4	TBD	TBD	TBD	TBD	TBD
SR 135 @ Altamaha River - TIA	0007037	Jeff Davis Montgomery	0.8	TBD	TBD	TBD	TBD	TBD
I-985 From I-85/Gwinnett to SR 53/Hall	0014130	Gwinnett Hall	16	TBD	TBD	TBD	TBD	TBD
I-85 Widening SR 211 to SR 11/US 129	0013545	Barrow Jackson	11.3	Winter 2023	Spring 2024	Spring 2024	Summer 2024	Best Value

Bridge Replacement Projects

- 25 bridges let for construction in 2016
- 14 to be let in 2017
- Goals:
 - Successfully replace deficient bridges
 - Minimize overall public inconvenience



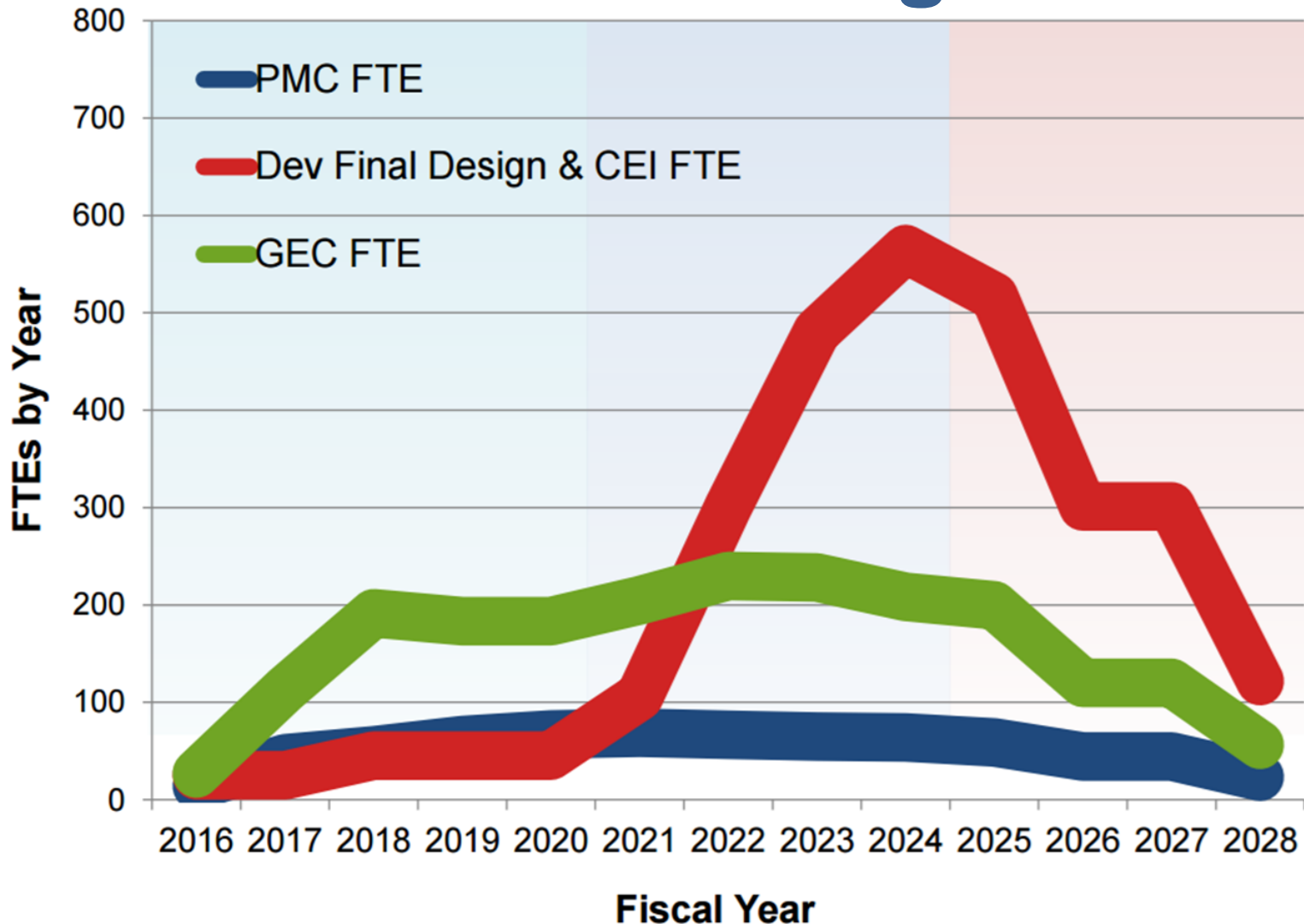
Innovative Delivery

INDUSTRY OPPORTUNITIES

Opportunities Ahead

- Total 10 YR Estimated Construction Work Program: \$25 Billion
 - MMIP Estimated Value: \$14 Billion (10 years)
 - Additional DB/P3 projects anticipated at \$500M (5 years)
 - GDOT Delivery Staff = 9 FTE
- Anticipated Consultant Opportunities
 - Extension of Staff – Office IDIQ's
 - Project or Program Specific Procurements
 - Programmatic Procurements – PMC & GEC's
 - Final Design & CEI as part of Design-Build Teams
- Contractors
 - Traditional DBB Program
 - Traditional DB Program
 - P3 Program
 - Mega Projects TBD
 - Major Mobility Investment Program (MMIP)

Resource Needs Over Time for MMIP & DB Program



Delivery Roles

- **GDOT**
 - PM/DPM
 - IA, Oversight & Key Owner Decisions/Approvals
- **PMC**
 - Program Management, Oversight & Administration
 - Programmatic Studies & Analyses, Project Management & Administration
 - Procurement
 - Toll Systems Integration Coordination
 - Risk Management
 - Other Roles to Backstop
- **Corridor GECs (Partial/Post-Let Delivery)**
 - Procurement Support (optional)
 - Environmental & Costing Plans (optional)
 - Design Oversight – Submittal Review
 - Construction Management & Oversight – OCEI
- **Corridor GECs (Full Delivery)**
 - Project Studies & Analyses
 - Procurement Support
 - Scoping
 - Environmental & Costing Plans
 - Pre-Scoping & Early Schematics
 - Design Oversight – Submittal Review
 - Construction Management & Oversight – OCEI
- **CEI**
 - Construction Inspections
- **ROW and Utility GEC**
 - Early acquisition for right of way
 - Early relocation of utilities
- **DB Team and Developers**
 - Final Design
 - QC/CEI
 - Construction
 - Financing (for all but DB Projects)
 - Operations & Maintenance (DBFOM)

DBE Opportunities

- A strong partnership with DBE firms is critical to the success of MMIP and DB programs
- Ongoing outreach opportunities will continue through the life of the program
- The magnitude of MMIP and DB program will create opportunities for DBE firm growth
- Contact Kimberly King, GDOT EEO Director for information and support



Chip Meeks, Georgia DOT P3 Administrator

DESIGN BUILD PROCUREMENT

DB Procurement

The Design-Build selections include:

- **Best Value** – The contract is awarded to the Proposer with the highest combined score based on a weighting of the price proposal and technical proposal evaluation score.
- **Two Phase Low Bid** (where *GDOT shortlists up to five (5) of the most qualified Proposers to participate in the RFP phase*) – The contract is awarded to the Proposer with the lowest responsive proposer.
- **Two Phase Low Bid** (where GDOT selects *all qualified* Proposers to participate in the RFP phase) – The contract is awarded to the lowest responsive proposer.
- **One Phase Low Bid** – The contract is awarded to the Proposer with the lowest qualified and responsive bid.

Design Build Procurement Process

Best Value

- Seeking **innovative solutions**; with **minimal upfront design**
- Receive **qualifications** in first step (shortlist 5 max.)
- Opportunity to submit **Alternative Technical Concepts**
- Receive/evaluate sealed **technical proposals**
- Receive sealed **price proposals**, publicly open
- **Best Value** awarded to Proposer with **highest combined score**
- Example: I-85 Express Lanes, Mainline Weigh-in-Motion

Design Build Procurement Process

Two Phase Low Bid

- **Limited** opportunity for **innovation**
- Receive **qualifications** in the **first step**
- Receive **price and technical proposal** in the **second step**
- Example: I-20 Eastbound Collector-Distributor

Design Build Procurement Process

One Phase Low Bid

- **No opportunity for innovation**; well defined scope
- Receive **price and qualifications** package **in one step**
- Procurement reduced to **2 -3 months**
- Example: Safe Routes to School (Fulton, Cobb, and DeKalb)

Procurement Process

Procurement Activity	Best Value	Two Phase Low Bid (all qualified or w/ Shortlist)	One Phase Low Bid	Approx. Months Prior to Letting
Public Notice Advertisement (PNA)	Posted on GPR *	Posted on GPR *	Posted on GPR *	4-6 months
Request for Qualifications (RFQ)	Posted on GPR *	Posted on GPR *	Omitted for One Phase Low Bid	3-5 months
Selection of Finalists or Shortlist Notification	Posted on GPR *	Posted on GPR *	Omitted for One Phase Low Bid	2-4 months
Request for Proposals (RFP)	GDOT's Office of Innovative Delivery provides a link to only the Shortlisted Proposers	Posted on Bid Express TM	Posted on Bid Express TM	1-3 months

* GDOT's Notice to Contractors (NTC), which is posted on [Bid Express](#)TM, will also include summary information and tentative procurement milestones.

Design Build Procurement Process

Design Build Contract (RFP)

Instruction to Proposer (ITP)	Instructions and schedule for submitting a price proposal and technical proposal
Volume 1 (Design-Build Agreement)	Contract terms and conditions
Volume 2 (Technical Provisions)	Includes project-specific requirements
Volume 3 (Programmatic Provisions)	This volume typically is used for all Design-Build projects, and GDOT Standards, Manuals, Technical Memorandums, Standard Specifications and Special Provisions
Reference Information Documents (RID)	The RID is not a contract document but includes background information to assist the contractor with designing the project.

Stipulated Fee

- Paid to the responsive, but unsuccessful Proposers
- Offset a portion of proposal development costs
- Encourage competition
- Payment for work product/intellectual property

Estimated Contract Value	Best Value	Two Phase Low Bid (w/ Shortlist)	Two Phase Low Bid (all qualified)	One Phase Low Bid
>\$50M	0.2 % Minimum 0.2 % Recommended	0.1 % Minimum 0.2 % Recommended	0.0 % Minimum 0.1 % Recommended	No Stipulated Fee
<\$50M	0.2 % Minimum 0.4 % Recommended	0.1 % Minimum 0.2 % Recommended	0.0 % Minimum 0.1 % Recommended	No Stipulated Fee



Partnership = Success

- Relationship between Contractors and GDOT is vital
 - 2 Way, not 1 Way
- We want your feedback
 - If you've participated in DB, we want to know about your experience
 - If you haven't participated in DB, we want to know why
- Continued Development: DB Contract & DB Manual

More Information:

GDOT P-3 and Design-Build Webpages

<http://www.dot.ga.gov/PS/Innovative/>